157.0	0008	0006.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	587,200 /	587,200
					USE VALUE:	587,200 /	587,200
					ASSESSED:	587,200 /	587,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOODWARD ANN D
Owner 2:	
Owner 3:	
Street 1:	245 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS CAROL -
Owner 2:	-
Street 1:	245 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,640 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Aluminum Exterior and 1174 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3640.000	216,800		370,400	587,200
Total Card	0.084	216,800		370,400	587,200
Total Parcel	0.084	216,800		370,400	587,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.17 | /Parcel: 500.1

Legal Description

User Acct 105077

GIS Ref

GIS Ref

Insp Date 11/12/08

Entered Lot Size

Total Land:

Land Unit Type:

!12349!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0008-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,800	0	3,640.	370,400	587,200	587,200	Year End Roll	12/18/2019
2019	101	FV	193,700	0	3,640.	370,400	564,100	564,100	Year End Roll	1/3/2019
2018	101	FV	193,700	0	3,640.	312,200	505,900	505,900	Year End Roll	12/20/2017
2017	101	FV	193,700	0	3,640.	285,800	479,500	479,500	Year End Roll	1/3/2017
2016	101	FV	193,700	0	3,640.	243,400	437,100	437,100	Year End	1/4/2016
2015	101	FV	181,600	0	3,640.	211,700	393,300	393,300	Year End Roll	12/11/2014
2014	101	FV	181,600	0	3,640.	195,800	377,400	377,400	Year End Roll	12/16/2013
2013	101	FV	181,600	0	3,640.	186,300	367,900	367,900		12/13/2012

PRINT

Date	Time
12/11/20	02:26:42

LAST REV

Date	Time
09/06/16	08:58:59
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS CAROL,	60853-160		12/28/2012		415,000	No	No		
	25448-120		6/29/1995		203,000	No	No		Y

USER DEFINED

Prior Id # 1:	105077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2015	1294	Re-Roof	5,960		9/9/2015			Strip and re-roof.
3/7/2013	301	Manual	3,575	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	268	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3640		Sq. Ft.	Site		0	70.	1.45	7									370,441						370,400	

Total AC/HA: 0.08356 | Total SF/SM: 3640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 370,441 | Spl Credit | Total: 370,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	139.624
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266307
Depreciation:	49533
Depreciated Total:	216774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

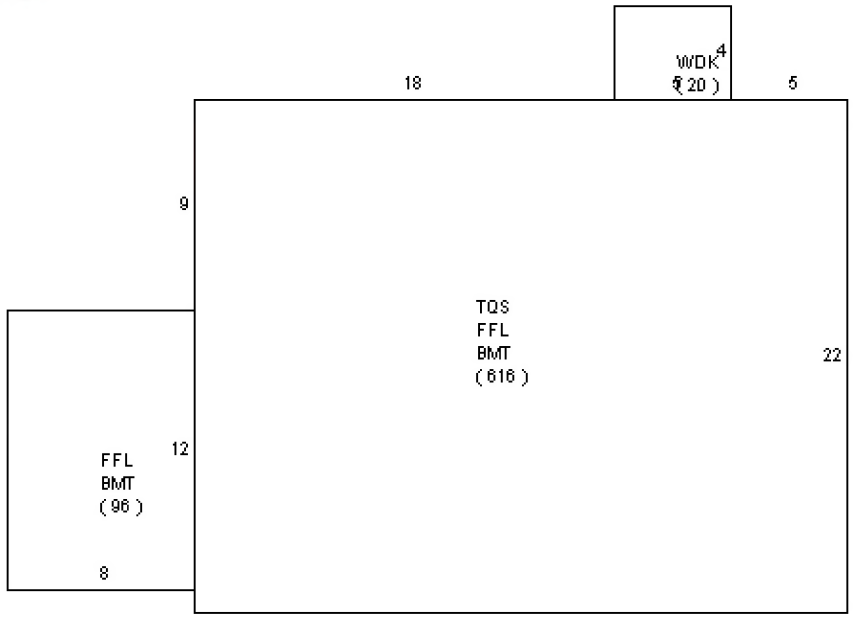
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.62
Special Features:	0	Val/Su Net:	113.75
Final Total:	216800	Val/Su SzAd	184.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	41.890	29,824
FFL	First Floor	712	139.620	99,412
TQS	3/4 Story	462	139.620	64,506
WDK	Deck	20	15.760	315

Net Sketched Area:	1,906			Total:	194,057
Size Ad	1174	Gross Are	2060	FinArea	1174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0008-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	